

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, June 26, 2019
Minutes

1. **PRESENT:** Gordon Farrell
 Carole Borthwick Joanne Parkinson
 Linda McLaren Audrey Montero

REGRETS: Cyrus Pun Billy Leung
 Lindsay Armstrong

2. **CALL TO ORDER:** 6:40 pm

3. **ADOPTION OF MINUTES**

May 16, 2019 Council Meeting Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

No report at the moment.

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Yamato Landscaping Inc. continues their weekly work in the gardens. The small garden in front of the Cypress Point sign is looking beautiful and colorful for the summer season. You can see the photos on Facebook - Yamato Landscaping Inc.

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4.3 **Fire & Security – Block Watch**

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

No alarms went off this month. With the help and collaboration of each of you residents of Cypress Point, we hope it will continue like this.

4.4 **Maintenance**

4.4.1 Aberdeen Locksmith was on site several times this month attending to a few doors with latching problems. Kindly remember to check if the door is closed after you. The changes in the weather often effect the doors which shrink or swell depending on the humidity.

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- 4.4.2 Assured Environmental Solution Inc., was on site June 25, 2019 performing their routine service inspection, adding and replacing rodent bait as necessary. Assured added and/or replaced gluetraps as necessary. Please do not touch bait or bait stations. Please do not touch traps.
- 4.4.3 Council had new parking signs made to help residents and visitors distinguish assigned parking from visitors parking stalls. You can help by telling your visitors where to park and when to park in the visitors stalls in order to avoid costly towing of their vehicle. These signs will be installed after the pruning of the bushes on July 16, 2019.



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4.5 Shared Facilities

4.5.3 Games Room

There is no fee in order to use the facility, but a \$100 damage deposit is required. If you are an owner and would like to use the room, check availability with the office. You will need to bring the deposit and fill out a form in order to secure your place.

If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite (can be an email to the office) before booking the room.

Kindly remember that you need to book the room ahead of time as it is not open to the residents unless it is booked.

Lounge

If you are planning an event and are looking for a place to rent the lounge in Cypress Point is open for booking. The cost is \$50.00 plus \$100 damage deposit.

Pool

Council hopes you are enjoying the pool. We wish you to remember safety at all times. Kindly review the pool rules, the hours of operation, and to bring your orange and green pool tags with you. The pool patrol will be asking to see your pool tags.

It has been reported by volunteers that residents are staying after hours and not complying with the regulations. Council hopes you will cooperate with Strata volunteers and follow the rules.

It is your responsibility not to let others into the pool area. A resident should have a fob and tags in order to enjoy the pool.

The new urinal, replaced last month, has been plugged with toilet paper. Council is asking users to think about all of residents making sacrificial payments into the Strata fees before continue damaging the Strata Property.

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Exercise room

Council would like to thank SL14 for getting in touch with Council with a proposal to donate an elliptical for the exercise room. Council approved the donation which means there will be two elliptical for Cypress Point and Shared Facilities users to work-out on. A special thanks goes out to SL87 who helped make room in the gym for the new machine and ensure the room is organized and safe for the users.

Kindly remember to replace any item you have used during your workout.

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4.6 Bylaw Committee

Council would like to invite you to visit the Cypress Point website:
<http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws
Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5. NEW BUSINESS

- 5.1 Yamato Landscaping Company will be cutting the bushes around the reserved parking in Building C and the Visitors Parking for AB&C on Tuesday, July 16, 2019. Please do not park your car or ask your visitors not to park their cars in that area during the hours of 2:00 - 5:00 pm. Thank you.

6. OLD BUSINESS

- 6.1 The upgrade of the new Pure Fibre Network will begin the second stage by visiting the buildings and assessing areas for their work. We will inform you of the details once they confirm the dates when they will be in each building.
- 6.2 Kindly remember to take your cardboard boxes to Building A or C. Cardboard boxes should be flattened before disposal. Thank you to all the residents who already flatten their cardboard.
- 6.3 Council keeps getting complaints about the smoking of cigarettes and marijuana in the building. The smell is getting into suites. Please close your windows and outside doors if you are smoking inside your suite so that the smoke doesn't bother your neighbours.

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7. CORRESPONDENCE

Incoming:

SL44 requesting update regarding the rotten wood panel in the bay window, due to water dripping water over time.

SL92 inquiring about the patio tiles and if is possible to make different arrangements for the patio.

Outgoing:

SL28 regarding bylaw infraction for items store in their parking stall
SL79 regarding bylaw infraction for items store in their parking stall
SL79 regarding bylaw infraction fine for items store in their parking stall
SL97 regarding bylaw infraction for items store in their parking stall
SL98 regarding bylaw infraction for items store in their parking stall

8. FINANCIALS

a. Accounts Receivable as June 11, 2019

SL20 \$4,370.60

- b. Woodridge Shared Facility financials were received for May 2019.
- c. Cypress Shared Facilities for April & May 2019 were issued.
- d. Approval of Cypress Point April & May 2019 financials.
- e. Fund overview as April & May, 2019.

	April 2019	May 2019
Contingency Fund	339,225.29	294,063.84
Special Levy Fund	5,973.51	5,985.94
Repiping Fund	66,102.08	66,440.04
Exterior Building Fund	30,923.09	31,822.50
Future Remediation Fund	418,093.63	426,479.21
Total Funds	860,317.60	824,791.53
Current Year Surplus	<u>1,372.59</u>	<u>1,423.40</u>
Total Owner's Equity	861,690.19	826,214.93

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9. **MEETING ADJOURNED:** 8:30 pm

10. **NEXT MEETING:** August 28, 2019